

REVISED PROJECT DESCRIPTION (February 25, 2010)

NEW FARM PROJECT

The project applicant, FT Land, LLC ("Applicant") is proposing to develop a rural mixed use project in the Tassajara Valley area of unincorporated Contra Costa County. Following is a description of the Project Site's location and characteristics; the Project's vision and proposed development program; and the required discretionary actions by the County to implement the Project.

A. PROJECT SITE LOCATION AND CHARACTERISTICS

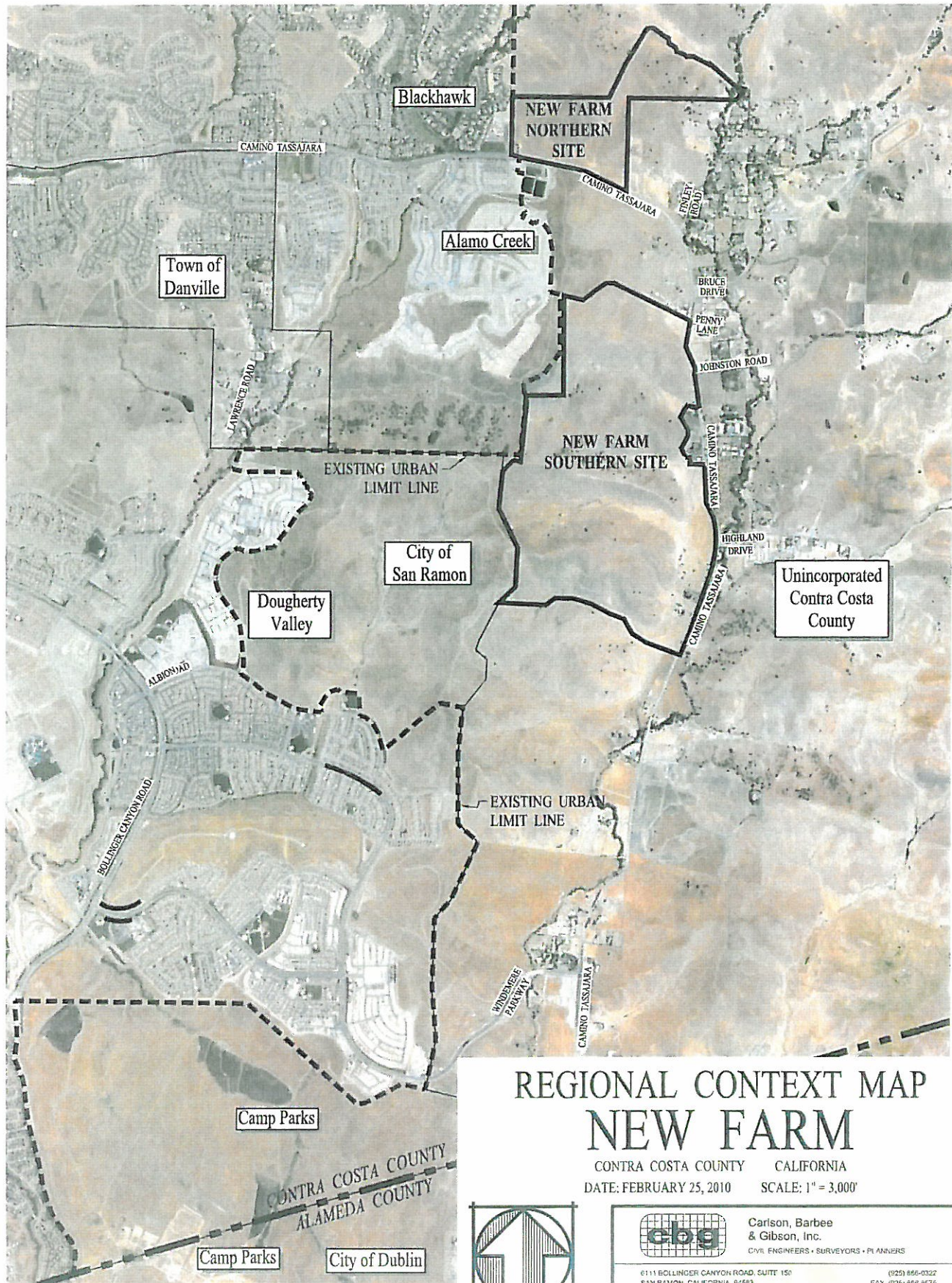
The Applicant proposes to develop the Project on approximately 771 acres of land in unincorporated Contra Costa County ("Project Site"). See [Figure 1: Project Vicinity Map](#). The Project Site is adjacent to existing urban development to the northwest (Blackhawk), to the west (Danville and Alamo Creek), to the southwest (San Ramon and Dougherty Valley), and further to the south (Dublin). To the east of the Project Site are rural residential and agricultural uses; to the north is Mount Diablo State Park.

The Project Site is composed of two different areas of land, which are referred to as the "Southern Site" and the "Northern Site." The Southern Site consists of approximately 616 acres, which is situated on the western side of Camino Tassajara south of Finley Road. The Northern Site consists of the remaining 155 acres of the Project Site, which is situated less than one-half mile to the north, on the north side of Camino Tassajara, west of Finley Road, and adjacent to Tassajara Hills Elementary School and the Alamo Creek master-planned community. See [Figure 1](#).

The Project Site is adjacent to and outside of the 2026 Contra Costa County Urban Limit Line ("ULL"). See [Figure 1](#). The Project Site is currently designated "Agricultural Lands (AL)" by the County's General Plan. See [Figure 2: Existing General Plan Land Use Designation, Northern Site](#); [Figure 3: Existing General Plan Land Use Designation, Southern Site](#). The Project Site is currently zoned "A-80 Exclusive Agricultural" by the County's Zoning Ordinance. See [Figure 4: Existing Zoning Designation, Northern Site](#); [Figure 5, Existing Zoning Designation, Southern Site](#).

The Project Site consists of non-prime agricultural land, which is currently uncultivated and used for cattle grazing. There is one existing vacant house on the Southern Site.

Figure 1: Project Vicinity Map



REGIONAL CONTEXT MAP NEW FARM

CONTRA COSTA COUNTY CALIFORNIA
DATE: FEBRUARY 25, 2010 SCALE: 1" = 3,000'



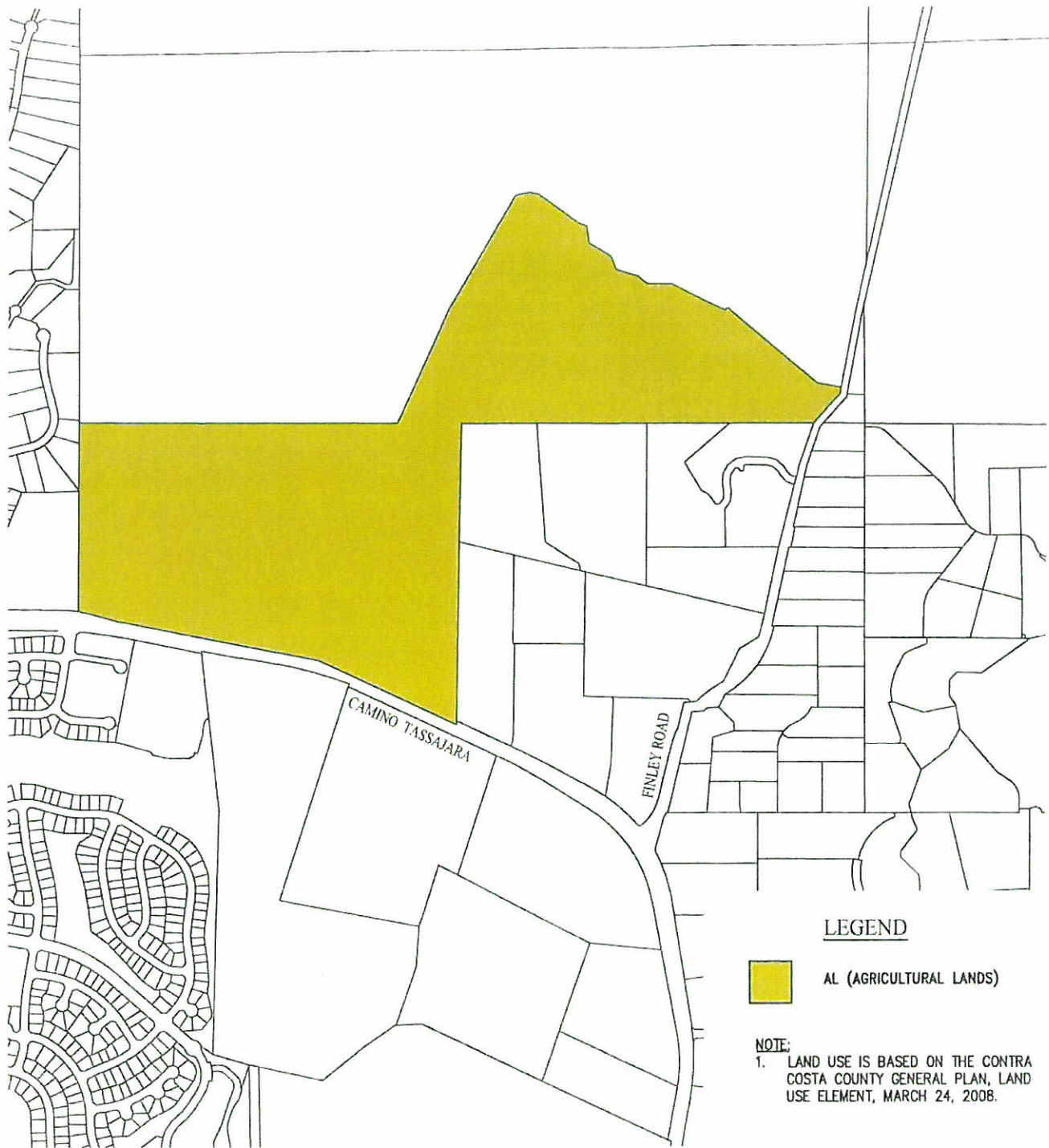
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6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583

(925) 866-0322
FAX: (925) 866-8576

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Figure 2: Existing General Plan Land Use Designation, Northern Site



LEGEND



AL (AGRICULTURAL LANDS)

NOTE:

1. LAND USE IS BASED ON THE CONTRA COSTA COUNTY GENERAL PLAN, LAND USE ELEMENT, MARCH 24, 2008.

EXISTING
GENERAL PLAN
LAND USE DESIGNATION
NORTHERN SITE
CONTRA COSTA COUNTY CALIFORNIA
DATE: JUNE 2, 2009 SCALE: 1" = 1,000'



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Figure 3: Existing General Plan Land Use Designation, Southern Site

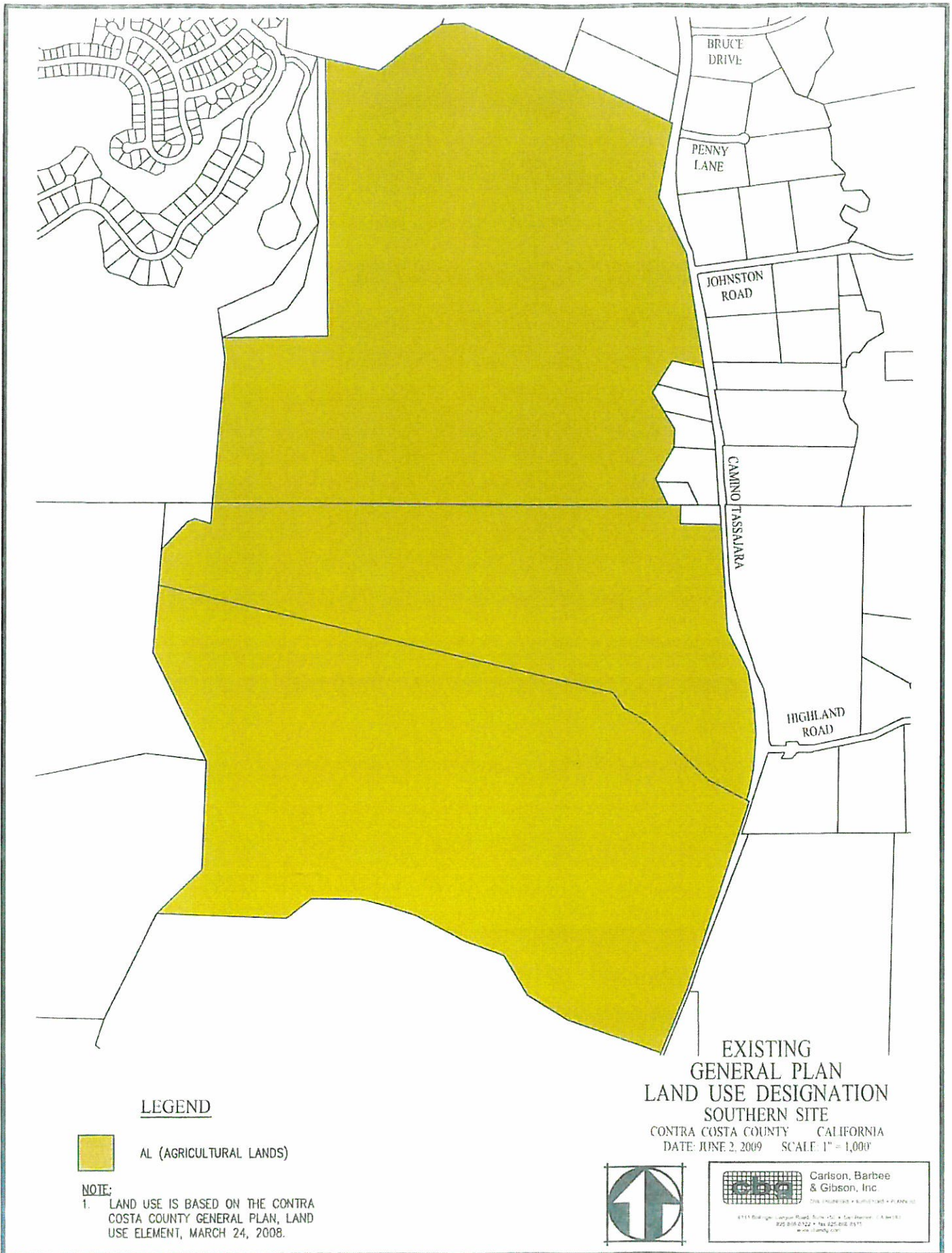
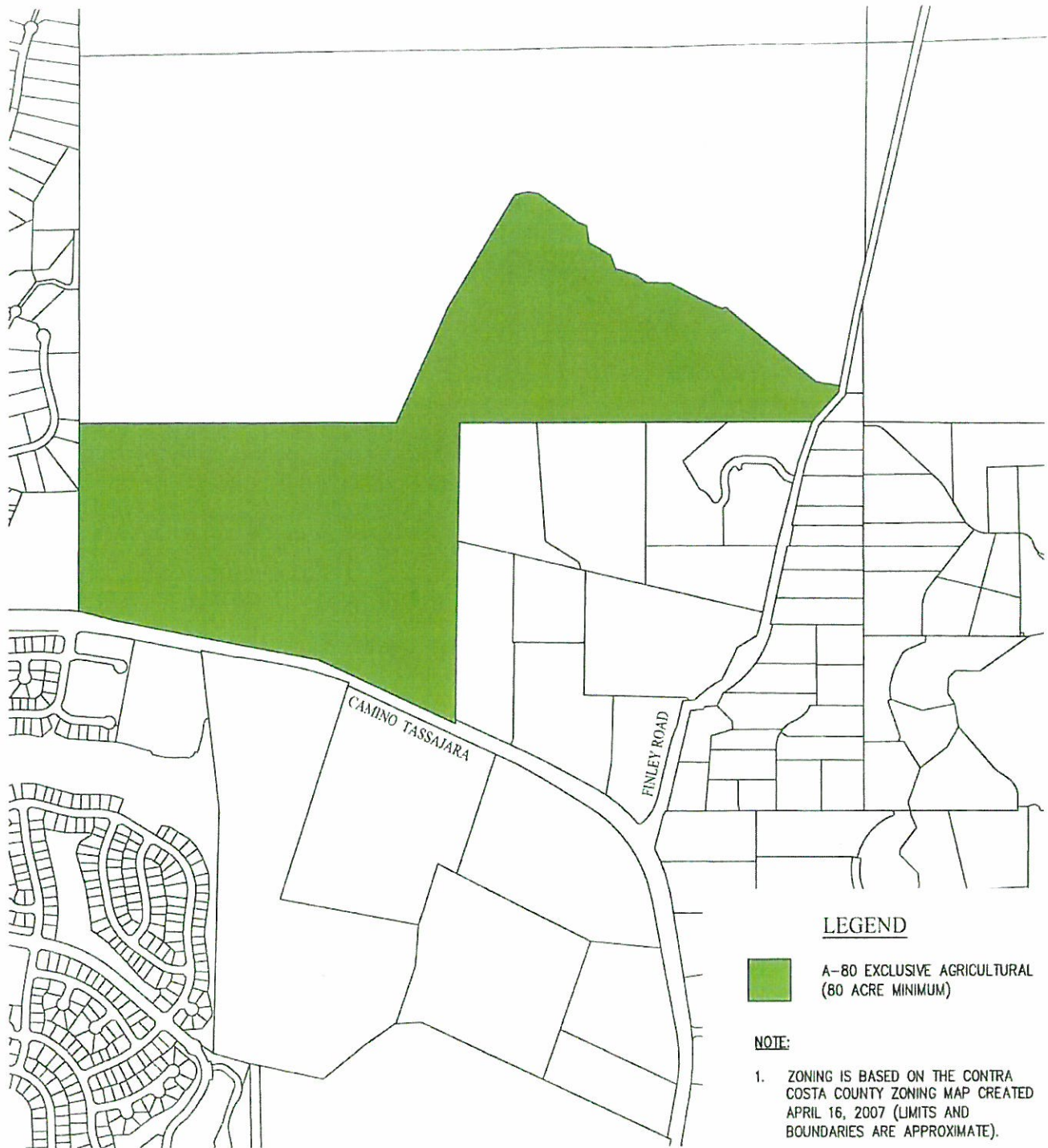


Figure 4: Existing Zoning Designation, Northern Site



LEGEND

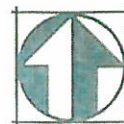
 A-80 EXCLUSIVE AGRICULTURAL
(80 ACRE MINIMUM)

NOTE:

1. ZONING IS BASED ON THE CONTRA COSTA COUNTY ZONING MAP CREATED APRIL 16, 2007 (LIMITS AND BOUNDARIES ARE APPROXIMATE).

EXISTING ZONING DESIGNATION NORTHERN SITE

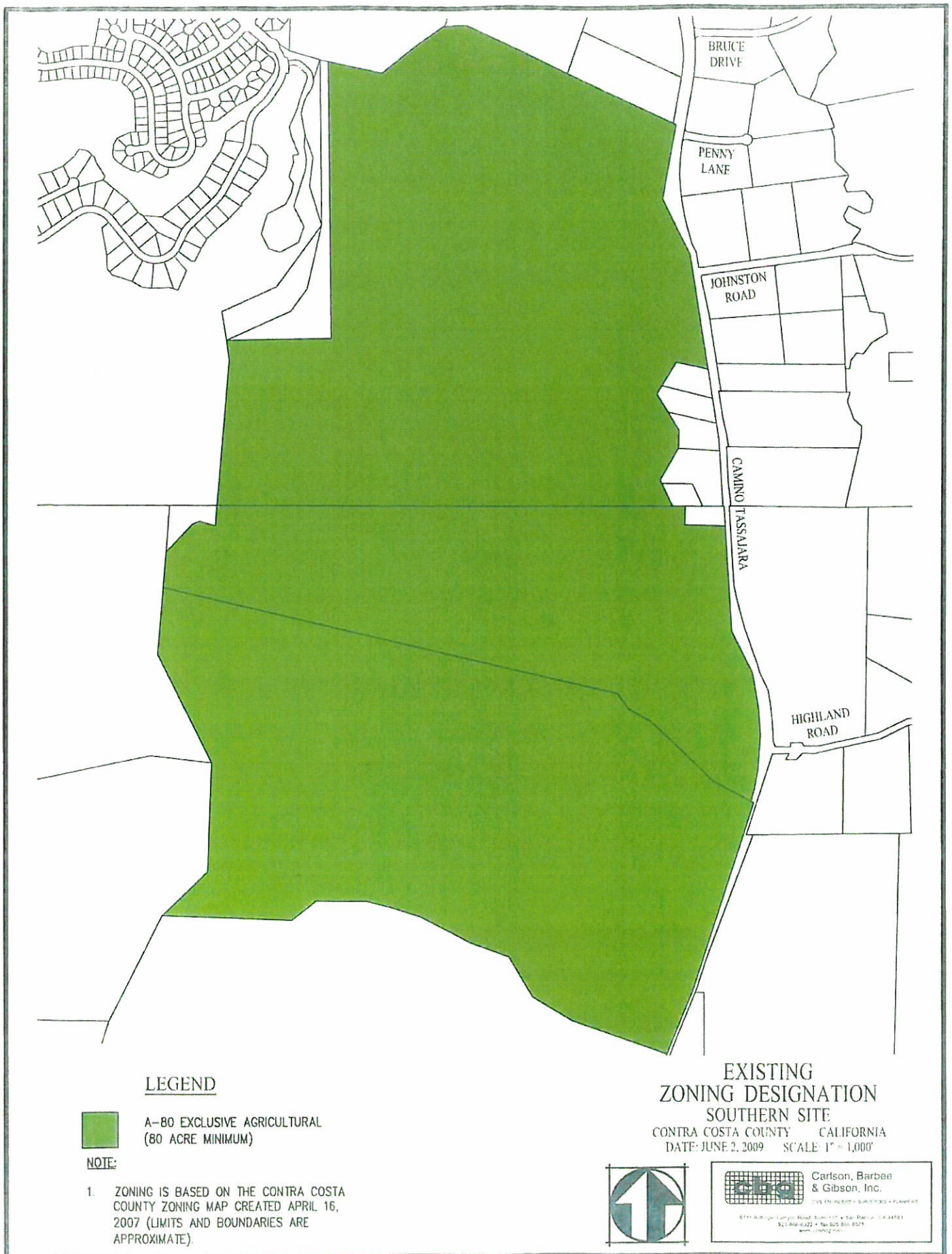
CONTRA COSTA COUNTY CALIFORNIA
DATE: JUNE 2, 2009 SCALE: 1" = 1,000'



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Figure 5: Existing Zoning Designation, Southern Site



B. PROJECT CHARACTERISTICS

1. New Farm Vision And Objectives

The Applicant seeks to develop the Project Site with the “New Farm” vision. This would permit a mix of rural uses including agricultural uses (such as the cultivation of olive trees and related crops and an associated facility to process olives and produce olive oil) and rural residential uses at a density of one unit per five acres (excluding units that would otherwise be mandated under State Density Bonus Law). As described more fully below, the Project proposes to develop a total of 185 units: 43 of these units would be developed on the Northern Site (8 of which would be affordable), with the remaining 142 units being developed on the Southern Site.

The Project also proposes to develop other non-urban uses, including significant amounts of open space, protected wetlands that would provide endangered species habitat, park and recreational facilities that would include community gardens, a community center and a staging area and related trails, detention and water quality basins, a cemetery/memorial park and related mortuary, a roadside farm stand, an agricultural learning annex to serve local students, a religious worship facility, a fire training facility, and site improvements at the westerly edge of the Northern Site to allow the San Ramon Valley Unified School District (“School District”) to remedy existing parking deficiencies and poor circulation at the adjacent Tassajara Hills Elementary School.

New Farm is designed to balance different public policy objectives through the implementation of an innovative land use plan and approach that is suited to the opportunities and challenges specific to the Tassajara Valley. Specifically, New Farm strives to accomplish the following objectives.

a. New Farm Would Implement An Innovative Land Plan; Provide Permanent, Accessible Open Space; And Serve As A Buffer And Transition Zone Between Existing Rural And Urban Uses.

New Farm proposes an innovative land use approach that permanently preserves significant open space in an area that otherwise remains subject to development pressure. Implementation of New Farm’s unique land plan and approach to non-urban development would avoid the historically fragmented, grid-like parcelization in the Tassajara Valley; would alleviate the near-term pressure for significant development that could otherwise result from annexation into other jurisdictions; and also would protect the area from more intensive levels of development that might occur from a future eastward shift of the Urban Limit Line or state laws that might facilitate development in areas near existing urban developments such as those in San Ramon, Dublin and Danville, notwithstanding the provisions of local urban limit lines.

In addition, New Farm would help to realize the County’s longstanding goal of providing permanent, publicly accessible open space. With almost 90 percent of the Project Site being permanently dedicated to open space or active agricultural uses, this would make

New Farm the most successful project relative to this objective in Contra Costa's land use history.

New Farm also would provide a buffer and transition zone between the rural lands to the east and the existing, highly developed areas to the northwest (Blackhawk), to the west (Danville, Alamo Creek), to the southwest (San Ramon and Dougherty Valley) and to the south (Dublin). By providing this crucial buffer, land use conflicts between rural and urban uses would be avoided and the continued viability of agricultural uses would be enhanced.

b. New Farm Would Support The Production Of Locally Grown Food For The Community.

New Farm would facilitate the cultivation of olives and related crops and the production of olive oil, as well as the cultivation of two community gardens. Once the Project Site is agriculturally mature, it is estimated that New Farm would annually produce approximately two million pounds of locally grown crops, including olives and other foodstuffs associated with the community gardens and olive oil production. This amount of agriculture is vastly greater than current agricultural activity on the Project Site, which is limited to grazing. By enhancing the Project Site's ability to serve agricultural uses and provide fresh, healthful locally grown food, this also would decrease the costly and environmentally damaging transportation and shipping impacts so common in current American agriculture that would otherwise occur, particularly given that 98 percent of all olive oil currently is imported into the United States.

Further, New Farm would assist the School District in creating hands-on agricultural educational opportunities. New Farm would incorporate a site near the Tassajara Hills Elementary School, which could be developed with an agricultural learning annex. This facility would provide opportunities for local students to see and participate in the varied workings of active food production that would be central to New Farm's day-to-day operations. Among other things, the students would have opportunities to study the cultivation of olives and related crops, the production of olive oil at the local olive press, and the commodity aspects of agriculture at the roadside farm stand.

c. New Farm Would Appropriately Scale Transportation Facilities.

New Farm is designed and scaled to fit within the traffic constraints and expectations of the existing community. After decades of debate, advocates in both the public and private sectors in South County have established appropriate and acceptable levels of traffic. New Farm would respect those agreed-upon constraints by developing the Project such that no unmitigable traffic impacts would result.

d. New Farm Would Facilitate Affordable Housing Opportunities.

New Farm proposes to develop eight multi-family rental units on the Northern Site, which would be reserved for households with very low incomes and potentially could address the needs of the Project's valued agricultural workers. All of these affordable homes would be constructed on a single one-acre lot, constructed as 2 four-unit complexes and located on

an approximate 15,000-square foot building pad, in a manner visually similar to the single-family homes.

In addition, New Farm would satisfy the County's inclusionary Housing requirements by paying the applicable in-lieu fee, thereby further supporting the development of affordable housing in the County.

e. New Farm Would Minimize Impacts Of Development Through Clustering.

New Farm would limit the impacts of development on the land through innovative land planning. Rather than the one-half to five-acre parcelization and the resulting fragmented land use patterns currently found across the Tassajara Valley, as well as throughout the County on lands outside the Urban Limit Line, New Farm brings forth a clustering approach as encouraged by the General Plan. Homes in New Farm would be located near each other, on minimum one-acre lots, with all of the remaining acreage on each lot dedicated to permanent agricultural and open space uses.

Such an approach would not result in any more residential units than currently is permitted under the General Plan, which allows for rural residential uses to be developed at a density of one unit per five acres. Rather, clustering would allow for the same number of units to be achieved without many of the significant impacts that typically result from five-acre lot sizes and fragmented land use patterns. Clustering also would allow for the aggregation of vast amounts of land to be permanently protected for open space and active agricultural uses. The impacts of fencing and the extension of roadways throughout the site would be limited. Trail linkages, which would otherwise be difficult to provide under historic land use pattern, would be achieved. Finally, wildlife corridors would be provided and permanently protected, and wetlands would be preserved.

f. New Farm Would Provide Facilities That Benefit The Broader Community.

The Applicant believes it is appropriate for any development proposal to try and make things in the community better. Therefore, New Farm proposes to accommodate a significant number of community facilities and improvements, which would serve the Project as well as the broader community. Specifically, New Farm would:

- Provide necessary site improvements to allow the School District to solve the longstanding parking deficiencies and poor circulation at Tassajara Hills Elementary School.
- Work collaboratively with the School District to facilitate agricultural learning opportunities for local students.
- Work collaboratively with a local religious organization to help provide a suitable site to facilitate the organization's ability to serve the religious needs of the community.

- Facilitate the provision of a training facility for the San Ramon Valley Fire Protection District ("Fire District"). Currently, training is conducted outside of Contra Costa County, an approach which is not ideal. Providing a local facility would enhance the District's ability to achieve Class I status.
- Provide an approximate 27-acre cemetery/memorial park and related mortuary. This type of facility, while an essential component of a complete community, is often overlooked in planning. The beauty and tranquil nature of the hills on the Project Site would provide an excellent location for such a land use.
- Provide a staging area to facilitate access to the valuable and important trail system, which the Project would enhance by providing additional trail connections, including trail access to Mount Diablo.
- Provide a site for a roadside farm stand. This would serve as an outlet for the distribution of locally grown food products, as well as provide agricultural-related learning opportunities for local students.
- Provide substantial amounts of permanent open space that would be publicly accessible. Currently, much of the existing open space is not readily accessible to the public. The Project would permanently preserve significant amounts of open space on the Project Site and would enhance public access to this open space, as appropriate, through the development of the proposed trail network.
- Contribute to the local economy. The devastation that has occurred in the job market and to local government revenues over the past three years has directly tracked the declining investment in development projects. Even to those most opposed to housing projects, it is apparent that the health of our local economy is significantly related to the health of the real estate and development fields. Investment in infrastructure, expanded agriculture, increased property taxes and jobs on both an initial and ongoing basis would be provided through the implementation of the New Farm vision.

2. Proposed Land Use Plan and County Entitlements

a. General Plan Amendment To "Tassajara Rural Mixed Use (M-11)"

To permit development of the New Farm Project, the Applicant seeks to change the General Plan designation on the Project Site from Agricultural Lands (AL) to "Tassajara Rural Mixed Use (M-11)." See [Figure 6: Proposed General Plan Designation, Northern Site](#); [Figure 7: Proposed General Plan Designation, Southern Site](#).

This Tassajara Rural Mixed Use designation would require that:

- Almost 90% of the Project Site be permanently preserved for agricultural or open space uses through the conveyance of development rights, grants, open space conservation easements and/or "right to farm" provisions.

- A maximum of 8% of the Project Site would be permitted for rural residential uses.
- All residential uses on the Project Site would be located on lots no less than one acre in size and built on no more than 15,000 square foot building pads.
- The remainder of each lot (at least 28,000 square feet) would be required to be permanently dedicated and deed-restricted to open space uses or to agricultural uses, including the cultivation of olives and crops related to olive oil production (e.g., basil, rosemary, thyme, jalapeno, citrus).
- The density of development on the Project Site would not exceed one dwelling unit per five acres (excluding units that would otherwise be mandated under State Density Bonus Law).
- The residential uses would be located and designed consistent with the agricultural use and character of the surrounding area and, where feasible, be clustered to maximize active agricultural and open space uses and to minimize grading.
- The facilities would be designed to use the smallest standardized infrastructure size (e.g., pipes) feasible to serve the New Farm Project, thereby dissuading or minimizing potential growth-inducing impacts.

b. Other Related Entitlements

To allow for development of the New Farm Project and the contemplated mix of uses, the Applicant also seeks to rezone the Project Site from “A-80” to “P-1 Planned Unit.” See Figure 8: Proposed Zoning Designation, Northern Site; Figure 9: Proposed Zoning Designation, Southern Site.

In connection with the Applicant’s request to rezone the Project Site to P-1, Planned Development, the Applicant also is submitting concurrently a Combined Preliminary/Final Development Plan Application and a Vesting Tentative Map Application. These applications and supporting documentation provide detailed information regarding the proposed development, including, among other things, grading and drainage plans, access and circulation plans, financing mechanisms, and plans for the other limited infrastructure, facilities and services needed to serve the Project.

In addition, the Applicant may seek to enter into a Development Agreement with the County in order to vest development rights and provide the County with sufficient assurances as to the binding nature of the Project’s obligations, including those related to the provision and protection of open space and ongoing agricultural operations.

c. Service Provision To The Project

With respect to water, the Applicant proposes to provide potable water service to the Project in the following manner. The Applicant has obtained rights to a potable water supply well in excess of the amount needed to serve the Project, including all agricultural uses. The Applicant intends to utilize and extend existing water conveyance facilities to transport the

water to the Project Site.¹ Then, the Applicant intends to annex the Project Site into an existing water or utility district.

Wastewater service to the Northern Site could be provided by Central Contra Costa Sanitary District ("CCCSD") upon annexation of this portion of the Project Site into CCCSD's service area, in which case it is anticipated that one pump station would likely be required. In the alternative, the Northern Site could be served by septic systems. The Southern Site is proposed to be served by septic systems, or possibly by DSRSD.

It is anticipated that the Fire District would provide fire protection services; Contra Costa County Sheriff's Department would provide law enforcement services; and San Ramon Valley Unified School District would serve the school children in the Project.

¹ Water Code Section 1810 requires an owner of a public water system to permit a bona fide transferor to use available capacity in its facilities to transport water, so long as fair compensation is paid to the facility owner and no legal user of water would be injured.

Figure 6: Proposed General Plan Designation, Northern Site



LEGEND



M-11 (TASSAJARA RURAL MIXED USE)

PROPOSED
GENERAL PLAN
LAND USE DESIGNATION
NORTHERN SITE
CONTRA COSTA COUNTY CALIFORNIA
DATE: JUNE 2, 2009 SCALE: 1" = 1,000'

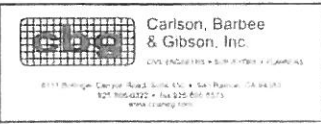
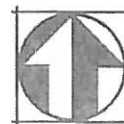


Figure 7: Proposed General Plan Designation, Southern Site

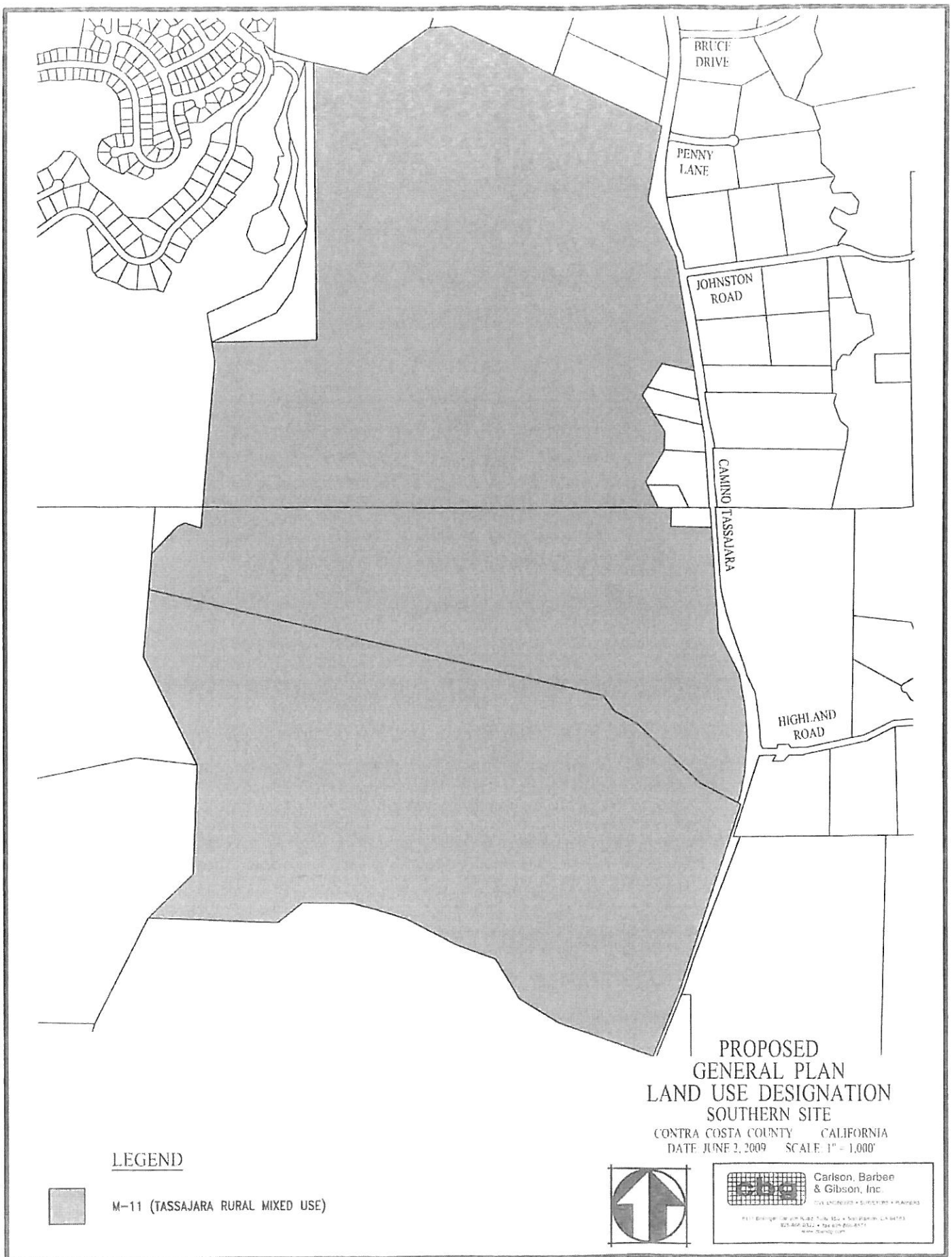
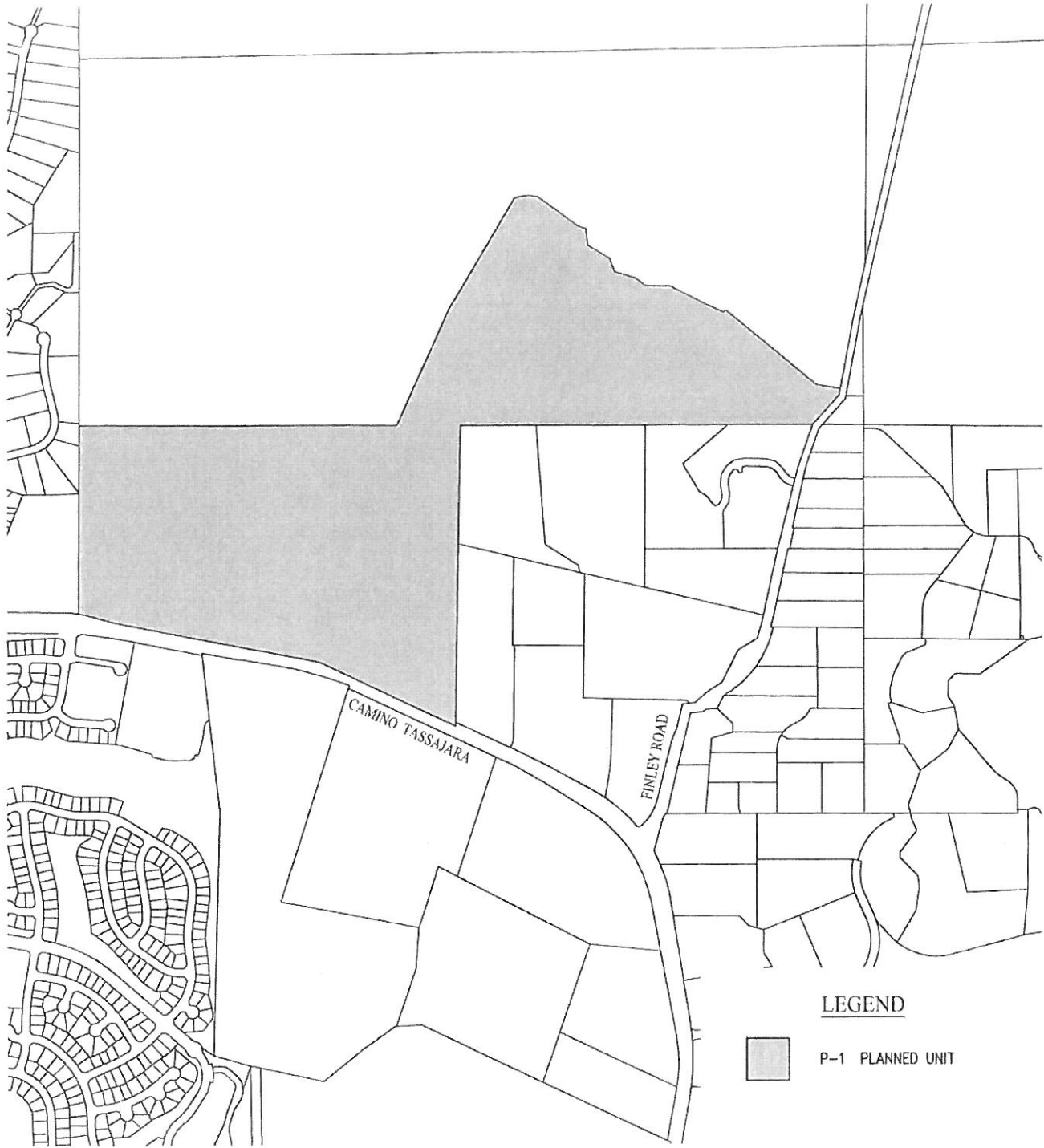


Figure 8: Proposed Zoning Designation, Northern Site



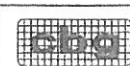
LEGEND



P-1 PLANNED UNIT

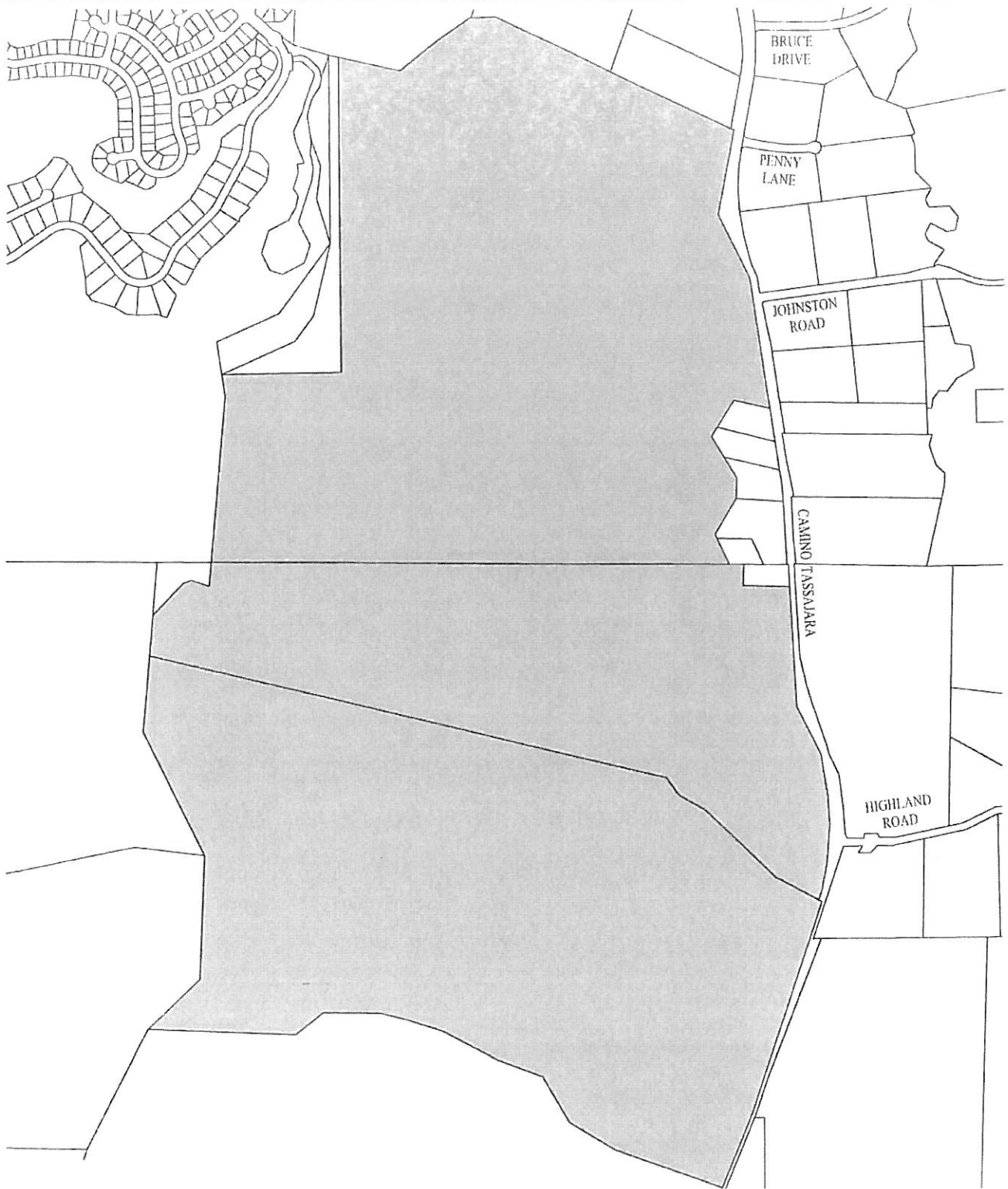
PROPOSED ZONING DESIGNATION NORTHERN SITE

CONTRA COSTA COUNTY CALIFORNIA
DATE: JUNE 2, 2009 SCALE: 1" = 1,000'



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Figure 9: Proposed Zoning Designation, Southern Site



LEGEND



P-1 PLANNED UNIT

PROPOSED ZONING DESIGNATION SOUTHERN SITE

CONTRA COSTA COUNTY CALIFORNIA
DATE: JUNE 2, 2009 SCALE: 1" = 1,000'



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3. New Farm Project: Development Program

a. Total Amount Of Development On The Project Site

Following is a summary of the proposed mix of land uses to be developed on the Project Site:

- Approximately 61.2 acres (about 8% of the Project Site) would be devoted to residential uses and would be developed with clustered rural residences and related rural residential improvements. In total, the Project would consist of 185 dwelling units.
- Approximately 676.3 acres (about 88% of the Project Site) would be permanently preserved for agricultural and open space uses and other rural or agriculture-supporting uses through the conveyance of development rights, grants, open space conservation easements and/or “right to farm” provisions. Agricultural uses would include the cultivation of olives and related crops (e.g., basil, rosemary, thyme, jalapeno, citrus) and the production of olive oil, as well as the cultivation of community vegetable gardens. Organic and sustainable farming practices would be used where feasible. Open space uses would include resource management areas and low intensity passive recreational uses.
 - Approximately 128.1 acres (about 17% of the Project Site) would be permanently dedicated to active agricultural cultivation on the private residential lots.
 - Approximately 40.6 acres (about 5% of the Project Site) would be permanently dedicated to active agricultural cultivation in the public open space areas.
 - Approximately 462.5 acres (about 60% of the Project Site) would be permanently dedicated to open space uses.
 - Approximately 2.6 acres (about 0.3% of the Project Site) would be dedicated to the park sites that include the community gardens.
 - Approximately 1.0 acre (about 0.1% of the Project Site) would be dedicated for a staging area to facilitate access to the existing and proposed trail networks.
 - Approximately 3.6 acres (about 0.5%) would be reserved for a low profile facility to process olives and produce olive oil, along with an ancillary agricultural yard.
 - Approximately 2.0 acres (about 0.3% of the Project Site) would be dedicated to a park site that would include the community center.

- Approximately 7.8 acres (about 1% of the Project Site) would be reserved for water quality and detention basins, which could be landscaped or otherwise made available for open space opportunities.
- Approximately 27.2 acres (about 4% of the Project Site) would be dedicated to cemetery/memorial park and related mortuary along with an ancillary agricultural work yard. The proposed cemetery/memorial park would be used for related cemetery purposes only, and would not be counted as a "park" for purposes of satisfying the County's performance standards.
- Approximately 0.4 acre (about 0.1% of the Project Site) would be reserved for a roadside farm stand.
- Approximately 9.8 acres (about 1% of the Project Site) would be dedicated to other public and semi-public uses, including:
 - Approximately 5.7 acres (about 0.7% of the Project Site) for a religious worship facility, which would be used as a place for community gathering and worship.
 - Approximately 4.1 acres (about 0.5% of the Project Site) for a fire training facility.

Approximately 23.7 acres (about 3% of the Project Site) would be roadways within the Project Site, which would be owned and maintained by the Homeowners' Association.

In addition, development of the Project would provide site improvements with respect to the adjacent Tassajara Hills Elementary School parking lot to improve circulation and enhance school parking.

Development of the proposed parks, which are components of the community gardens, community center and staging area to connect to the trail network, would result in the Project exceeding the County's performance standard of 6.5 acres per 1,000 persons.

The Project proposes to mitigate biological impacts as follows. Approximately 400 acres of land on the Project Site would be dedicated and permanently protected as the "Open Space Preserve," which would include jurisdictional features such as a pond designed to provide potential habitat for the California red-legged frog and the California tiger salamander. Additionally, restoration of two tributaries to Tassajara Creek, including riparian planting, would be constructed. This restoration would enhance the habitat of those tributaries and would decrease sedimentation loads downstream.

The development program described above would be developed on the Project Site, which consists of the Northern Site and the Southern Site. Specific information about land uses, acreage, and number of units on each of the Northern and Southern Sites are discussed further below.

b. Development Of The Northern Site: New Farm North

The “New Farm North” portion of the Project would be developed on the approximate 155-acre Northern Site of the Project Site. See [Figure 10](#) for Conceptual Site Plan for New Farm North.

Table 1 (Revised Land Use Table, New Farm North) describes the mix of uses proposed for the Northern Site. Specifically, 43 units would be developed, eight of which would be developed as multi-family, rental apartment homes available to very low income households. The remaining 35 units would be rural residential single-family market-rate homes constructed on approximate 15,000-square-foot building pads on lots of at least one acre. The remainder of each lot would be designated and permanently deed-restricted for agricultural or open space uses.

All of the affordable homes would be constructed on a single one-acre lot constructed as 2 four-unit low profile complexes, located on an approximate 15,000-square-foot building pad. The remaining portion of the lot would be designated and permanently deed-restricted for agricultural purposes (e.g., olive trees and related crops for olive oil production) or open space uses similar to the single-family homes.

In addition, approximately 130.3 acres of the Northern Site would be required to be permanently dedicated to active agricultural and open space uses. Agricultural uses would include the cultivation of olives and related crops (e.g., basil, rosemary, thyme, jalapeno, citrus) and the production of olive oil, as well as the cultivation of community vegetable gardens. Organic and sustainable farming practices would be used where feasible. Open space uses would include resource management areas and low intensity passive recreational uses. Specifically:

- Approximately 25.0 acres would be permanently dedicated to active agricultural cultivation on the private residential lots.
- Approximately 100.6 acres would be permanently dedicated to open space uses.
- Approximately 1.2 acres would be dedicated to the park site that would include one of the two community gardens.
- Approximately 2.0 acres of land would be used for detention and water quality basins that could be landscaped or otherwise made available for open space opportunities.
- Approximately 1.0 acre would be used for a staging area designed to connect with and complement the existing and proposed trail networks.
- Approximately 0.5 acre pad (0.1% of the Project Site) would be reserved for the School District’s use as an agricultural education center for hands-on agriculture and nature-related programs, to be located on a 1.6-acre site.

In addition, approximately 5.7 acres of land would be set aside for a religious worship facility and approximately 6.7 acres of land would be dedicated for roadways to serve the Project Site.

c. Development Of The Southern Site: New Farm South

The “New Farm South” portion of the Project would be developed on the approximate 616-acre Southern Site of the Project Site. See Figure 11 for Conceptual Site Plan for New Farm South.

Table 2 (Revised Land Use Table, New Farm South) describes the mix of uses proposed for the Southern Site. Specifically, 142 dwelling units would be developed. All of these units would be rural residential single-family, market-rate homes developed on 15,000-square-foot building pads on lots of at least one acre. The remainder of each lot would be designated and permanently deed-restricted for agricultural or open space uses.

In addition, approximately 546 acres of the Southern Site would be required to be permanently dedicated to active agricultural as well as open space uses. Agricultural uses would include the cultivation of olives and related crops (e.g., basil, rosemary, thyme, jalapeno, citrus) and the production of olive oil, as well as the cultivation of community vegetable gardens. Organic and sustainable farming practices would be used where feasible. Open space uses would include resource management areas and low intensity passive recreational uses.

- Approximately 103.1 acres would be permanently dedicated to active agricultural cultivation on the private residential lots.
- Approximately 40.6 acres would be permanently dedicated to open space uses.
- Approximately 361.9 acres would be permanently dedicated to active agricultural grazing in the public open space areas.
- Approximately 1.4 acres would be dedicated to the park site that would include one of the two community gardens.
- Approximately 27.2 acres would be developed with cemetery/memorial park and related mortuary uses.
- Approximately 5.8 acres of land would be used for detention and water quality basins that could be landscaped or otherwise made available for open space opportunities.
- Approximately 3.6 acres would be developed as an olive press/bottling facility and ancillary agricultural yard.
- Approximately 0.4 acre (about 0.1% of the Project Site) would be reserved for a roadside farm stand.

In addition, approximately 4.1 acres of land would be set aside for a fire training facility and approximately 17.0 acres of land would be dedicated for roadways to serve the Project Site.

4. Conceptual Phasing Plan.

Phase I: Phase I is comprised of the southerly portion of the Southern Site, and would include grading and subdivision improvements for 87 single family residences. The initial phase of the olives would be planted thereafter. In addition, sites for the fire training facility, cemetery/memorial park and related mortuary, roadside farm stand, parks that include one of the two community gardens and the community center, and olive press and bottling facility would be graded and related subdivision improvements would be constructed as needed. The timing, design and construction of the fire training facility would be completed in accordance with the subsequent entitlement process pursued by the Fire District. The cemetery/memorial park and related mortuary and related improvements would be developed in phases, consistent with market demand. The roadside farm stand and olive press and bottling facility would be constructed two to three years after the third phase of olive planting. Until that time, the olives would be sold to off-site pressing facilities. The parks that include one of the two community gardens and the community center would be constructed along with the adjacent single-family residences no later than issuance of the occupancy permit for the Project's 75th single-family residence. Phase I also would include the grading on the Northern Site that is needed to address the parking and circulation issues at the Tassajara Hills Elementary School. Grading for Phase I would be balanced on site.

Phase II: Phase II would follow Phase I by approximately three to four years, and would comprise the northerly half of the Southern Site. This phase would include the rough grading of the northerly half of the cemetery/memorial park and related mortuary site and final grading and improvements for 55 single-family residences. After the installation of subdivision improvements, the second phase of the olives would be planted. Residential build out for Phase II would be consistent with market demand, which is anticipated to be two to four years. Grading for Phase II would be balanced on site.

Phase III: Phase III would follow Phase II by approximately two to four years, with the Northern Site being improved in its entirety and 35 single-family homes being constructed consistent with market demand, which is anticipated to be one to two years. The olives would be planted on the Northern Site after it has been graded and subdivision improvements have been installed. The church site would be improved concurrently with the single-family homes, although timing to construct the church facility would depend on the subsequent entitlement process for the structure pursued by the church proponents. The affordable apartment homes and the park that includes one of the two community gardens would be improved concurrently with the single-family residential units and would be completed prior to the issuance of an occupancy permit for the final single-family residence on the Northern Site. Grading for Phase III would be balanced on site.

C. AFFORDABLE HOUSING PLAN

The Applicant proposes to construct a total of eight rental apartment homes that would be reserved for households with very low incomes, all of which would be constructed on the Northern Site. See [Figure 11: Conceptual Site Plan, New Farm North](#). As described above, all of the affordable homes would be constructed on a single one-acre lot constructed as 2 four-unit low profile complexes, located on an approximate 15,000-square-foot building pad. The remaining portion of the lot would be designated and permanently deed-restricted for agricultural purposes (i.e., olive trees and related crops) or open space uses similar to the single-family homes.

In addition to providing affordable housing on-site, New Farm would satisfy the County's inclusionary Housing requirements by paying the applicable in-lieu fee, thereby further supporting the development of affordable housing in the County.

D. DISCRETIONARY ACTIONS BY THE COUNTY

The Applicant understands that the following discretionary actions by the County would be required for development of the Project.

1. General Plan Amendments

Development of the Project would require amendments to the General Plan. Specifically, a new General Plan designation, "Rural Mixed Use (M-11)," would be created and applied to the Project Site. Additional conforming amendments to the General Plan text and graphics would be required to ensure consistency between the Project and the General Plan. The General Plan amendments would require review and recommendation by the County Planning Commission and approval by the Board of Supervisors.

2. Rezoning

Development of the Project would require rezoning the Project Site to "P-1 Planned Development." The rezoning would require review and recommendation by the County Planning Commission and approval by the Board of Supervisors.

3. Vesting Tentative Map/Development Agreement

The Applicant would seek to vest its rights and provide adequate assurances to the County regarding the binding nature of the Project's obligations, likely by a vesting tentative map or perhaps with a development agreement with the County. The tentative subdivision map would require approval by the County Planning Commission, conditioned upon approval of the GPA and rezoning by the Board of Supervisors. The Development Agreement would require review and recommendation by the County Planning Commission and approval by the Board of Supervisors.

4. Combined Preliminary/Final Development Plans

Development of the Project would require approval of a combined Preliminary/Final Development Plan, which would require approval by the County Planning Commission, conditioned upon approval of the GPA and rezoning by the Board of Supervisors.

5. Land Use Permits

Development of the cemetery/memorial park and related mortuary uses, roadside farm stand, church, fire training facility, and School District agricultural learning annex may require approval of Land Use Permits. These would be approved by the County Planning Commission, conditioned upon or subsequent to approval of the GPA and rezoning by the Board of Supervisors.